

**RESOLUTION OF MEMORIALIZATION OF THE LITTLE EGG HARBOR  
TOWNSHIP BOARD OF ADJUSTMENT**

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**RESOLUTION NO. 2023-18  
INTERPRETATION OF USE APPLICATION NO. 2023-15**

RE: O'HARA, PATRICIA  
1009 RADIO ROAD  
BLOCK 321, LOT 13  
Interpretation of Use Application

**WHEREAS**, PATRICIA O'HARA, whose mailing address is 1009 Radio Road, Little Egg Harbor, New Jersey 08087, has applied for an interpretation of a use pursuant to Little Egg Harbor Land Use and Development Regulations, affecting premises located at Block 321, Lot 13, on the Tax Map of the Township of Little Egg Harbor and otherwise known as 1009 Radio Road, Little Egg Harbor, New Jersey; and

**WHEREAS**, a public hearing was held on said application on October 11, 2023, in the Municipal Building of the Township of Little Egg Harbor and testimony and exhibits were presented on behalf of the applicant and all interested parties having been heard; and

**WHEREAS**, said Board having considered said application, testimony and exhibits submitted and inspection of the site, if any, makes the following findings:

1. The property in question is located at the northeast intersection of Radio Road and East Boat Drive with the northeastern most corner of the property fronting a lagoon. The tract consists of approximately 0.17-acres +/- (7,600 sf +/-), with the entire lot being upland property. The site contains a 1-story frame building with a paved parking area along East Boat Drive, concrete walkways and a stone area in the northeast corner of the property. The northeast corner of the site being located along the lagoon with a bulkhead.

2. The Applicant seeks an interpretation of the land use ordinance or zoning map and

would like to change the use of the building from an existing medical office to a residential dwelling.

3. The applicant was represented by Richard Kitrick, Esquire.

4. The applicant provided testimony that she owns the premises. Applicant is looking to use the property in question for a residential dwelling.

5. No members of the public offered testimony with regard to the application.

**NOW, THEREFORE, BE IT RESOLVED**, by the said Board that on this 8<sup>th</sup> day of November, 2023, based upon the findings herein above stated, the Board finds that the residential use is a permitted use in the R-50 Zone.

1. Applicant shall be permitted to use the property for as a residential dwelling.

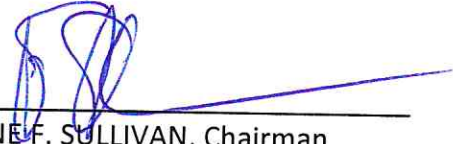
2. Applicant shall comply with the flood ordinance.

3. Applicant must remove the asphalt where the driveway is abandoned and remove the bumper stops.

4. Applicant testified that she would be abandoning the medical use.

5. The applicant shall further reimburse the Little Egg Harbor Township Zoning Board of Adjustment for all professional fees expended with regard to this application within thirty (30) days from the date of memorialization of this Resolution or any approvals granted herein shall automatically become null and void.

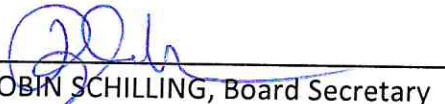
6. The applicant shall further secure any and all other necessary applications, permits or approvals and post any surety bonds that may be required by any other governmental agency.



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EUGENE F. SULLIVAN, Chairman  
Little Egg Harbor Zoning Board of Adjustment

**CERTIFICATION**

The foregoing is a true copy of a memorializing resolution by said Board at its meeting of October 11, 2023 as copied from the minutes of said meetings.



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ROBIN SCHILLING, Board Secretary  
Little Egg Harbor Zoning Board of Adjustment